

Vicinity Map - Zone Atlas H-16-Z and H-17-Z

**Documents**

1. PLAT OF RECORD FOR TRACTS A-1-A AND A-1-B, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 17, 1999 IN BOOK 99C, PAGE 59 AND CORRECTION PLAT FILED ON MARCH 3, 2000 IN BOOK 2000C, PAGE 67.
2. PLAT OF RECORD FOR TRACTS A-1-B-1 AND A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 2001 IN BOOK 2001C, PAGE 286.
3. PLAT OF RECORD FOR TRACT A-1-B-3-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 6, 2007 IN BOOK 2007C, PAGE 246.
4. PLAT OF RECORD FOR TRACT A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 1998 IN BOOK 98C, PAGE 314.
5. PLAT OF RECORD FOR ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 17, 1985 IN BOOK C28, PAGE 133.
6. SPECIAL WARRANTY CONTRIBUTION DEED FOR TRACT A-1-B-1, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 2023, AS DOCUMENT NO. 2023059427.
7. SPECIAL WARRANTY DEED FOR TRACT A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 10, 2003 IN BOOK A53, PAGE 8367, AS DOCUMENT NO. 2003058485.
8. WARRANTY DEED FOR TRACT A-1-B-3, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 27, 2006 IN BOOK A124, PAGE 6462, AS DOCUMENT NO. 2006146855.
9. WARRANTY DEED FOR TRACT A-1-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 30, 2007, AS DOCUMENT NO. 2007162923.
10. RIGHT-OF-WAY MAP FOR TRACT B-1, AMAFCA NORTH DIVERSION CHANNEL EMBUDO CHANNEL DRAINAGE RIGHT-OF-WAY, PHASE 3, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 10, 1997, IN BOOK 97C, PAGE 17.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0351H, DATED AUGUST 16, 2012.

**Indexing Information**

Section 11, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Acme Acres  
 Owner: Check With Me, LLC (Tract A-1-B-3-A)  
 Reule, LLC (Tract A-1-B-2)  
 KM NM Green Jeans, LLC (Tract A-1-B-1)  
 Terrapin ABQ East Owner 2017 LLC (Tract A-1-A)  
 UPC #: 101705908712231012 (Tract A-1-B-3-A)  
 101705906512431011 (Tract A-1-B-2)  
 101705904513431010 (Tract A-1-B-1)  
 101705905514731013 (Tract A-1-A)

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1999, 99C-59)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/26/2001, 2001C-286)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/6/2007, 2007C-246)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (1/10/1997, 1997C-17)
⊙	FOUND 5/8" REBAR UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH ALUMINUM CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▣	CONCRETE
□	UTILITY PEDESTAL
—○—	GUARD RAIL
—□—	METAL FENCE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—H—	HANDRAIL
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
↪	ANCHOR
⊡	PULL BOX
☆	LIGHT POLE
⊕	ELECTRIC METER
⊞	TRANSFORMER
⊞	ELECTRIC CABINET
⚡	FLOOD LIGHT
A/C	A/C UNIT
⊞	SIGNAL BOX
⊞	TRAFFIC MAST
⊞	GAS METER
WV	WATER VALVE
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	WATER MANHOLE
●FP	FLAGPOLE
⊞	ROOF DRAIN
⊞	SANITARY SEWER MANHOLE
●CO	SAS CLEANOUT
⊞	IRRIGATION BOX
⊞	STORM DRAIN MANHOLE
⊞	STORM DRAIN INLET
—○—	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101705908712231012  
 101705906512431011  
 101705904513431010  
 101705905514731013  
 PROPERTY OWNER OF RECORD  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Site Sketch for**  
**Tracts A-1-A-1, A-1-B-1-A,**  
**A-1-B-2-A and A-1-B-3-A-1**  
**Acme Acres**  
**Being Comprised of**  
**Tracts A-1-A, A-1-B-1, A-1-B-2**  
**and A-1-B-3-A, Acme Acres**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**November 2022**

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

**Notes**

1. FIELD SURVEY PERFORMED IN FEBRUARY 2021
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

**Legal Description**

TRACT A-1-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1999, IN BOOK 99C, PAGE 59.  
 AND  
 TRACTS A-1-B-1 AND A-1-B-2, OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 26, 2001, IN BOOK 2001C, PAGE 286.  
 AND  
 TRACT A-1-B-3-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 6, 2007, IN BOOK 2007C, PAGE 246.

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 cartesianbrian@gmail.com

**Site Sketch for  
Tracts A-1-A-1, A-1-B-1-A,  
A-1-B-2-A and A-1-B-3-A-1  
Acme Acres  
Being Comprised of  
Tracts A-1-A, A-1-B-1, A-1-B-2  
and A-1-B-3-A, Acme Acres  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2022**

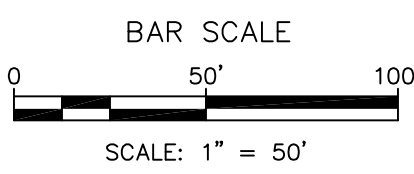
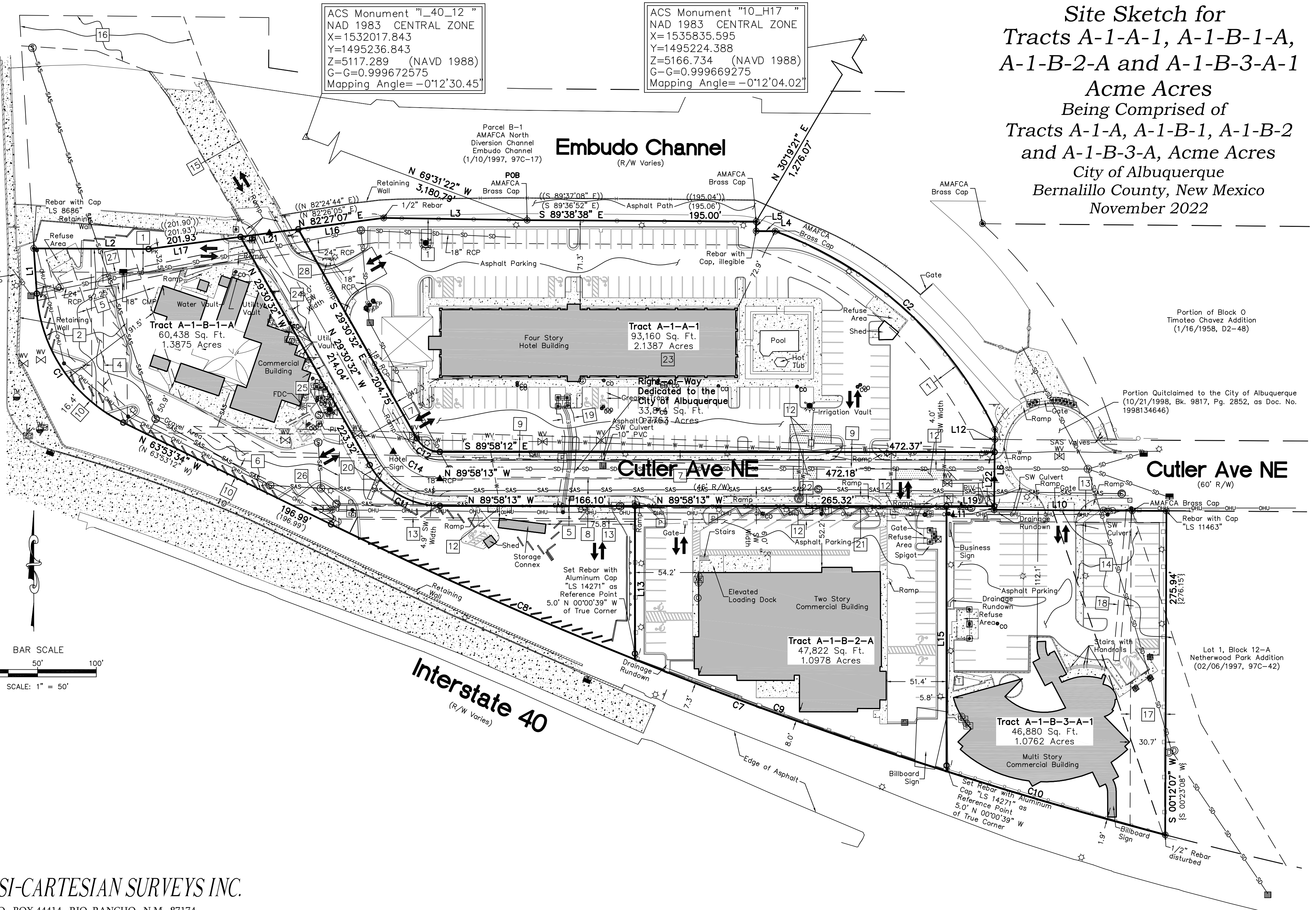
**Carlisle Blvd NE**  
(R/W Varies)

ACS Monument "I\_40\_12"  
NAD 1983 CENTRAL ZONE  
X=1532017.843  
Y=1495236.843  
Z=5117.289 (NAVD 1988)  
G-G=0.999672575  
Mapping Angle=-0°12'30.45"

ACS Monument "10\_H17"  
NAD 1983 CENTRAL ZONE  
X=1535835.595  
Y=1495224.388  
Z=5166.734 (NAVD 1988)  
G-G=0.999669275  
Mapping Angle=-0°12'04.02"

Parcel B-1  
AMAFCA North  
Diversion Channel  
Embudo Channel  
(1/10/1997, 97C-17)

**Embudo Channel**  
(R/W Varies)



**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
cartesianbrian@gmail.com

**Easement Notes**

- [1] EXISTING 20' AMAFCA SLOPE EASEMENT (9/16/1975, BK. MISC. 440, PG. 226-227, DOC. NO. 84599) AND (9/16/1975, BK. MISC. 440, PG. 230-231) AND ENCROACHMENT PERMIT AGREEMENT (01/16/2015, DOC. NO. 2015003615) VACATED WITH THE FILING OF THIS PLAT
- [2] EXISTING AMAFCA DRAINAGE EASEMENT (12/30/1974, BK. D975, PG. 107) AND ENCROACHMENT PERMIT AGREEMENT (01/16/2015, DOC. NO. 2015003615) VACATED WITH THE FILING OF THIS PLAT
- [3] INTENTIONALLY OMITTED
- [4] EXISTING 10' P.U.E. (01/16/1958, D2-48) SCALED FROM PLAT (3/17/1999, 99C-59)
- [5] EXISTING PUBLIC WATER & SEWER EASEMENT, WIDTH VARIES (10/11/2012, DOC. NO. 2012106287)
- [6] EXISTING PUBLIC UTILITY EASEMENT RESERVED IN PLACE OF VACATED FORMER CUTLER RIGHT-OF-WAY (BK. MISC. 758, PG. 120) AS SHOWN ON PLAT (10/26/2001, 2001C-286)
- [7] EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS A-1-A AND A-1-B, WIDTH VARIES (11/25/1998, BK. 9819, PG. 581, DOC. NO. 1998152423) AS SHOWN ON PLAT (3/17/1999, 99C-59) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- [8] EXISTING PUBLIC SEWER AND WATER EASEMENT (10/17/1985, C28-133) VACATED WITH THE FILING OF THIS PLAT
- [9] EXISTING 20' PUBLIC WATERLINE EASEMENT (10/17/1985, C28-133) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- [10] EXISTING 10' MINIMUM P.U.E. (10/26/1998, 98C-314)
- [11] INTENTIONALLY OMITTED
- [12] EXISTING PUBLIC WATERLINE EASEMENT (10/26/1998, 98C-314) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- [13] EXISTING 10' P.U.E. (10/26/1998, 98C-314)
- [14] EXISTING PUBLIC DRAINAGE EASEMENT (BK. MS. 358, PG. 691-696) (BK. MS. 731, PG. 187-189) AS SHOWN ON PLAT (10/26/2001, 2001C-286) AND ASSIGNMENT OF EASEMENTS (08/27/2008, DOC. NO. 2008072871)
- [15] EXISTING CHANNEL CROSSING EASEMENT (5/2/1985, MISC. 225A, PG 626-630, DOC. NO. 8534177)
- [16] EXISTING ACCESS EASEMENT (5/2/1985, BK. MISC. 225A, PG. 622, DOC. NO. 8534176) SHOWN ON PLAT (2/2/1995, 95C-39) AND (1/10/1997, 97C-17)
- [17] EXISTING 30' CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT (9/6/2007, 2007C-246)
- [18] EXISTING 5' P.U.E. (9/6/2007, 2007C-246)
- [19] EXISTING 10' PNM AND MST&T EASEMENT (12/17/1998, BK. 9820, PG. 784, DOC. NO. 1998162662) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- [20] EXISTING LICENSE AGREEMENT FOR HOTEL SIGN (9/24/2001, BK. A25, PG. 194, DOC. NO. 2001111937) AND EASEMENT AGREEMENT (12/11/2017, DOC. NO. 2017117400); NOTICE BETWEEN ABCWUA AND GREEN JEANS LLC (07/25/2023, DOC. NO. 2023046439)
- [21] EXISTING 10' GAS EASEMENT (5/30/2003, BK. A57, PG. 1043, DOC. NO. 2003091233) ACROSS TRACT A-1-B-2
- [22] EXISTING 10' PUBLIC SEWER EASEMENT (10/26/2001, 2001C-286) ACROSS TRACT A-1-B-2
- [23] EXISTING COMCAST EASEMENT (7/30/2009, DOC. NO. 2009086112) (10/8/2012, DOC. NO. 2012104809) BLANKET IN NATURE ACROSS TRACT A-1-B-2
- [24] EXISTING ROADWAY EASEMENT BENEFITING TRACT A-1-B-1 (9/3/2014, DOC. NO. 2014069618) VACATED WITH THE FILING OF THIS PLAT
- [25] EXISTING PUBLIC WATER AND SEWER EASEMENT (10/26/1998, 98C-314)
- [26] EXISTING PUBLIC SEWER EASEMENT (10/26/1998, 98C-314)
- [27] 10' PUBLIC STORM DRAIN LINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- [28] 26' PUBLIC TURNAROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Site Sketch for  
Tracts A-1-A-1, A-1-B-1-A,  
A-1-B-2-A and A-1-B-3-A-1  
Acme Acres  
Being Comprised of  
Tracts A-1-A, A-1-B-1, A-1-B-2  
and A-1-B-3-A, Acme Acres  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2022**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.53' [138.53']	132.00' [132.00']	60°07'49"	132.26'	N 33°50'04" W
C2	258.48'(258.48')((258.38'))	334.32' (334.32') ((334.32'))	44°17'54"	252.09'	S 47°54'14" E
C3	63.89' [63.89'] (63.89')	60.50' [60.50'] (60.50')	60°30'13"	60.96'	S 59°45'36" E
C4	46.08' [46.08'] (46.08')	60.50' [60.50'] (60.50')	43°38'07"	44.97'	S 07°41'28" E
C5	19.83' [19.84'] (19.84')	14.50' [14.50'] (14.50')	78°21'18"	18.32'	N 25°03'44" W
C6	21.53' [21.53'] (21.53')	35.50' [35.50'] (35.50')	34°44'46"	21.20'	S 46°52'48" E
C7	759.22'	3819.72' [3819.72']	11°23'18"	757.97'	N 69°34'19" W
C8	283.33' [283.30']	3819.72' [3819.72']	4°15'00"	283.26'	S 66°00'10" E
C9	282.00' [281.99']	3819.72' [3819.72']	4°13'48"	281.93'	S 70°14'34" E
C10	193.89' {194.00'} [194.00']	3819.72' {3819.72'} [3819.72']	2°54'30"	193.87'	S 73°48'43" E
C11	72.46'	68.62'	60°30'12"	69.14'	S 59°45'36" E
C12	23.84'	22.58'	60°30'24"	22.75'	S 59°45'37" E
C13	0.92'	132.00' [132.00']	0°24'02"	0.92'	N 03°58'11" W
C14	48.18'	45.62'	60°30'33"	45.97'	S 59°45'47" E
C15	15.75'	28.00'	32°13'13"	15.54'	N 76°43'57" E
C16	22.72'	28.00'	46°29'29"	22.10'	S 37°22'36" W

Line Table		
Line #	Direction	Length (ft)
L1	N 03°48'24" W [N 03°48'02" W]	38.59' [38.59']
L2	S 89°40'31" E [S 89°41'33" E] ((S 89°36'26" E))	97.74' [97.74'] ((97.78'))
L3	S 89°06'41" E [S 89°05'32" E] ((S 89°06'37" E))	122.19' (122.06') ((122.08'))
L4	S 89°40'15" E [S 89°39'36" E] ((S 89°37'08" E))	16.19' (16.19') ((16.13'))
L5	S 00°28'09" W [S 00°39'14" W] ((S 00°22'52" W))	8.06' (8.02') ((8.00'))
L6	S 00°27'38" W [S 00°27'38" W]	68.39' (68.45')
L7	S 64°15'04" E [S 64°14'25" E]	10.77' [10.77']
L8	N 29°30'32" W [S 29°29'53" E]	24.76' [24.86']
L9	N 29°30'32" W [S 29°29'53" E]	103.90' [103.90']
L10	S 89°36'38" E {S 89°35'49" E}	146.66' {147.60'}
L11	S 00°27'38" W {S 00°24'48" W}	3.08'
L12	N 00°27'38" E [S 00°24'48" W] ((S 00°22'52" W))	19.27'
L13	S 00°00'39" E [S 00°00'00" E]	130.82'
L14	S 89°59'21" W {N 90°00'00" E}	40.64' {40.63'}
L15	S 00°00'39" E [S 00°00'00" E] {S 00°00'00" E}	225.98'
L16	N 82°27'07" E [N 82°26'05" E]	73.32' (108.14')
L17	N 82°27'07" E [N 82°26'05" E] (N 82°26'05" E)	78.97' [93.79'] (93.74')
L18	N 00°00'39" W [S 00°00'00" E] {S 00°00'00" E}	8.43'
L19	S 89°58'13" E	40.57'
L20	S 00°27'38" W [S 00°27'38" W]	8.45'
L21	N 82°27'07" E [N 82°26'05" E] (N 82°26'05" E)	49.65'
L22	S 00°27'38" W [S 00°27'38" W]	46.04'
L23	N 60°37'20" E	32.07'
L24	S 29°22'40" E	26.00'
L25	S 60°37'20" W	26.60'

**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com